166.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,800 / 784,800
					USE VALUE:	784,800 / 784,800
					ASSESSED:	784,800 / 784,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVOI MARY P/TRUSTEE
Owner 2:	MARY P LOVOI LIVING TRUST
Owner 3:	
Street 1:	39 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVOI MARY P -
Owner 2:	-
Street 1:	39 ASHLAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	370,200	3,400	411,200	784,800
Total Card	0.128	370,200	3,400	411,200	784,800
Total Parcel	0.128	370,200	3,400	411,200	784,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.03 /Parcel: 421.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109769

GIS Ref

GIS Ref

Insp Date 08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	370,200	3400	5,580.	411,200	784,800		Year end	12/23/2021
2021	101	FV	358,600	3400	5,580.	411,200	773,200		Year End Roll	12/10/2020
2020	101	FV	358,700	3400	5,580.	411,200	773,300	773,300	Year End Roll	12/18/2019
2019	101	FV	274,800	3400	5,580.	411,200	689,400	689,400	Year End Roll	1/3/2019
2018	101	FV	283,100	3400	5,580.	364,200	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	283,100	3400	5,580.	305,400	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	283,100	3400	5,580.	305,400	591,900	591,900	Year End	1/4/2016
2015	101	FV	267,000	3400	5,580.	264,300	534,700	534,700	Year End Roll	12/11/2014

!12844!

PRINT

Date	Time
12/30/21	15:39:50

LAST REV

Date	Time
08/09/18	15:36:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVOI MARY P,	61963-446		6/6/2013	Convenience	1	No	No		
LOVOI MARY P/ET	48629-590		12/8/2006	Family	192,000	No	No		
BYRNE TIMOTHY P	32604-473		4/2/2001		460,000	No	No		
DOOLING VIRGINI	26836-338		11/19/1996		259,500	No	No		Y

USER DEFINED

Prior Id # 1:	109769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2010	118	Manual	21,831					FINISH ATTIC STORA
12/8/1997	730	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
6/3/2010	Info Fm Prmt	BR	B Rossignol
12/22/2008	Measured	294	PATRIOT
7/10/2001	MLS	MM	Mary M
1/24/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	70.	1.05	8									411,181						411,200	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,181	Spl Credit		Total:	411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26260209
Const Adj.:	0.98990101
Adj $ / SQ:	162.481
Other Features:	70550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454812
Depreciation:	84595
Depreciated Total:	370217

COMMENTS

OF=SINK IN BMT, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

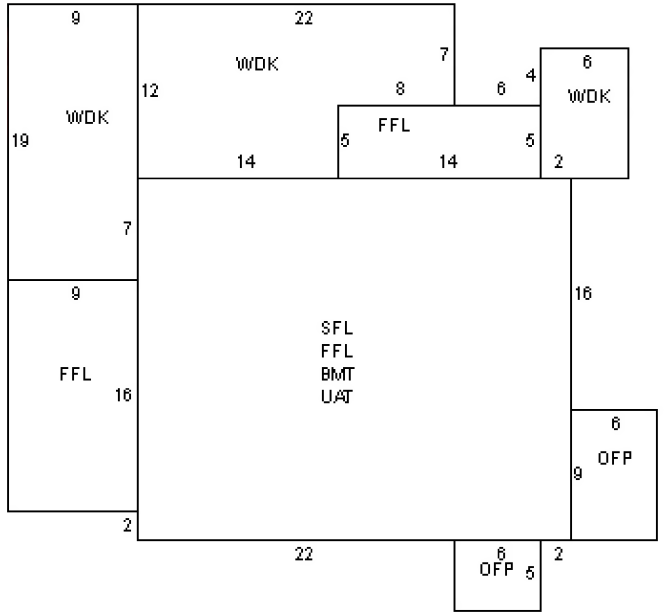
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.73
Special Features:	0	Val/Su Net:	116.23
Final Total:	370200	Val/Su SzAd	215.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	162.480	156,631
BMT	Basement	750	48.740	36,558
SFL	Second Floor	750	162.480	121,860
WDK	Deck	449	8.140	3,657
UAT	Upper Attic	188	113.090	21,204
OFP	Open Porch	84	35.780	3,005

Net Sketched Area:	3,185	Total:	342,915
Size Ad	1714	Gross Area	3747	FinArea	1864
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1926	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400